



THIS SPACE RESERVED FOR RECORDER'S USE
MT 56715-MS

After recording return to:
DAVID KENNETH RICE
27505 ROCKY POINT ROAD
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:
DAVID KENNETH RICE
27505 ROCKY POINT ROAD
KLAMATH FALLS, OR 97601

Escrow No. MT56715-MS
Title No. _____

Vol M02 Page 22404

State of Oregon, County of Klamath
Recorded 04/16/2002 3:14 p m.
Vol M02, Pg 22404
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

02 APR 16 PM 3:14

WARRANTY DEED

THERESA N. COLETTI VALDES,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DAVID KENNETH RICE

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 13, Block 2, Tract 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3606-016D0-04000-000

318757

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 16,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 12th day of April, 2002.

Theresa N. Coletti Valdes
THERESA N. COLETTI VALDES

State of Hawaii
County of Maui

This instrument was acknowledged before me on April 12, 2002 by
THERESA N. COLETTI VALDES.

A. Albrow
(Notary Public)

My commission expires 9-16-2005

